



**B&B Theatres**

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Your Hometown Since 1924

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# Main Street Cinema 8

Historic Downtown Hannibal MO

# History of B & B Theatres in Hannibal MO

- Reopened the Huck Finn Cinema in 1983 while building the new 3-screen in the Northport Shopping Center
- Northport 3 Cinema opened in 1984
- B & B acquires the Northport Shopping Center in 1995. 2 screens are added to Northport Cinema
- B & B sells the Northport Shopping Center in 2003. Signs a three-year lease
- B & B begins the site selection process for new facility in 2003

# History of B & B Theatres in Hannibal MO

- In 2003 a location is identified but little progress is made in acquisition
- Hannibal project is put on the backburner while B & B Theatres builds theatres in Sapulpa OK, El Dorado KS, Arkansas City KS, El Reno OK, Claremore OK, Concordia KS, Chanute KS and Fulton MO
- In 2006 B & B Theatres is ready to start looking at land again. Hannibal is selected as a DREAM city

# History of B & B Theatres in Hannibal MO

- Late 2006 the decision is made to concentrate search on downtown locations
- In early 2007 the search is narrowed to one location and the pre-construction process begins
- In July of 2008 B & B Theatres closes on financing with Farmers and Merchants Bank and Construction begins
- On March 27<sup>th</sup> 2009 B & B Theatres opens the Main Street 8 Cinema in downtown Hannibal



**Railroad Tracks**

**Mississippi River**

**Historic Downtown  
Hannibal**

**Proposed Theatre  
Site**



12/13/2006





12/13/2006



12/13/2006

# Issues With the Site

- Exterior design had to fit in with the rest of Historic Downtown Hannibal
- Most of property was old infill that was poorly compacted
- 1/8 Mile from Mississippi River
- 1/16 Mile from major train crossing
- Flood gate was stored on the property
- Hannibal's parking code called for 3:1 ratio for off street parking; not allowing any of the street-side parking to be claimed in the ratio

# Cost Neutral Downtown Project

## Increase Costs and Concerns:

- Land improvements: \$100,000
- Infill and Compaction: \$250,000
- Noise Reduction: \$50,000
- Exterior Upgrades: \$250,000
- Parking Requirements: \$0.00
- Floodgate and Levy Issues: \$0.00
- **Total expected increase for downtown project: \$650,000 +/-**

# Cost Neutral Downtown Project Incentives:

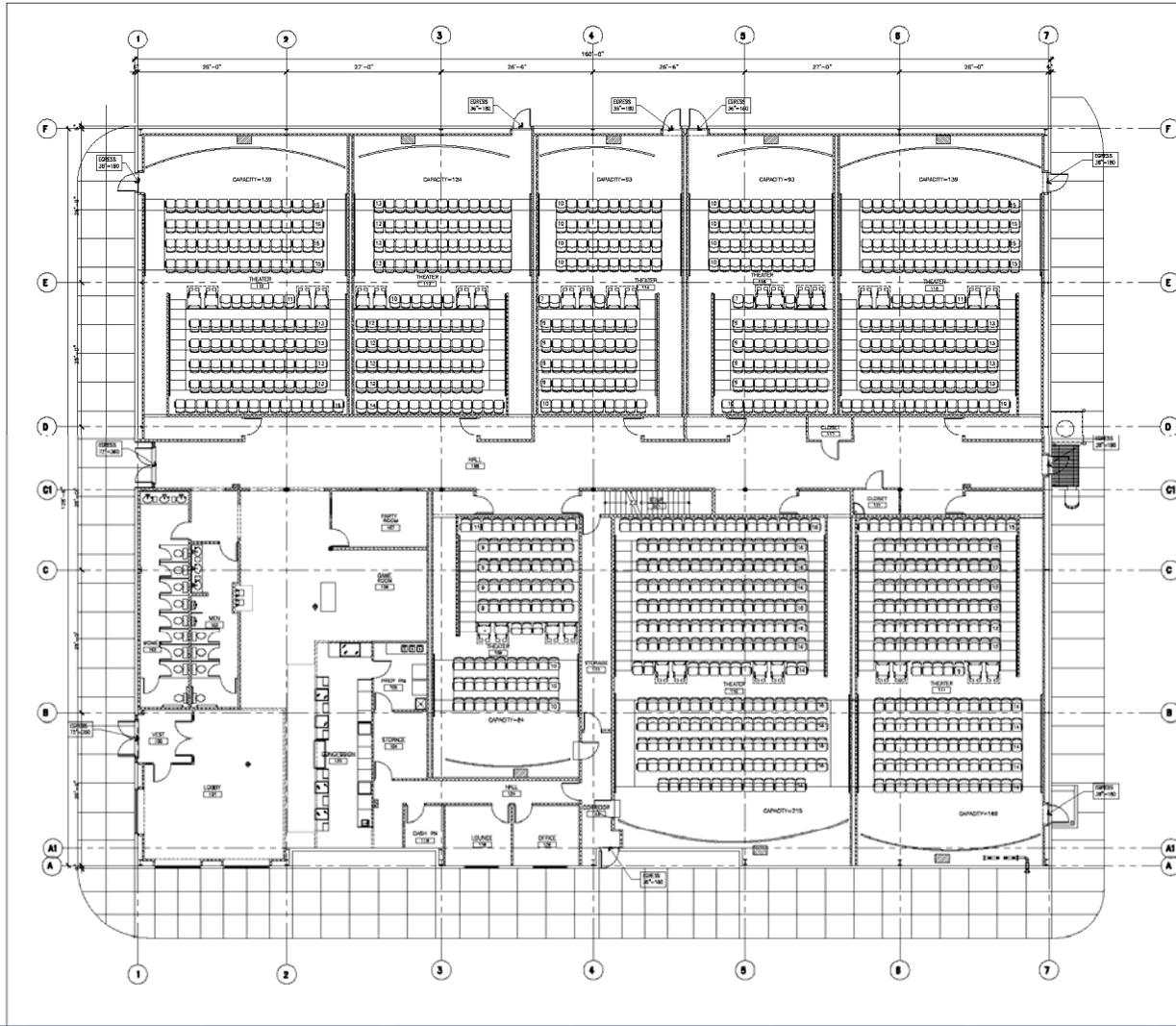
- Land acquired and then donated to B & B Theatres by local organization
- Two low interest loans from local organizations who took 2<sup>nd</sup> lien positions on their loans. Each loan was for \$100,000
- Entire Hannibal Downtown was designated as an Enterprise Zone and was established in a way that the theatre project was eligible for 100% tax abatement for 25 years





B & B THEATRES MAIN STREET CINEMA 8  
HANNIBAL, MISSOURI





NOTE:  
FIRE SEPARATION NOT  
REQUIRED DUE TO BUILDING  
BEING FULLY SPRINKLED

**DESIGN CRITERIA:**

MINIMUM MEASURE	2008 IBC
BUILDING CODES	2008 IBC
ELECTRICAL CODES	2008 NFPA
PLUMBING CODES	2008 APF
MECHANICAL CODES	2008 ASHRAE
FIRE CODES	2008 APFA VOL. 2

**ZONING:**

OCCUPANCY CLASSIFICATION: A-1 ASSEMBLY

TYPE OF CONSTRUCTION: TYPE III B SPRINKLED

ALLOWABLE BUILDING HEIGHT: 65'  
ALLOWABLE BUILDING AREA: 8,500\* (AREA INCREASE)  
NUMBER OF STORIES: 2

ACTUAL BUILDING HEIGHT: 32'-0" APPROX.  
ACTUAL BUILDING AREA: APPROX. 30,000 S.F.  
ACTUAL # OF STORIES: 2

\* AREA INCREASE PER FORMULA BELOW (SECTION 500)

$$A_m A_t + \frac{A_m A_t}{100}$$

$$A_m = 8,500 + \frac{(8,500)(20)}{100}$$

$$A_m = 8,500 + 8,500 = 17,000$$

$$A_m = 31,875$$

**FRONTAGE INCREASE**

$$I = 100 \left[ \frac{1 - 0.25}{.75} \right]^2 \text{ (PER 506.2.1)}$$

$$I = 100 \left[ \frac{.75}{.75} \right]^2$$

$$I = 75$$

**OCCUPANCY:**

THEATRE	1,200 SF/A	=	241
OFFICE	300 SF/100	=	4
CONCRETE	800 SF/200	=	4
STORAGE	375 SF/500	=	12
STAGE STALL	424 SF/11	=	40

THEATRE RM 110:	SEATS	=	215
THEATRE RM 111:	SEATS	=	188
THEATRE RM 112:	SEATS	=	134
THEATRE RM 113:	SEATS	=	93
THEATRE RM 114:	SEATS	=	93
THEATRE RM 115:	SEATS	=	138
THEATRE RM 116:	SEATS	=	188
THEATRE RM 117:	SEATS	=	215

**TOTAL OCCUPANCY = 1337**

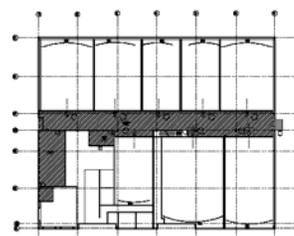
REQUIRED EXIT WIDTH OCCUPANCY X .18 INCHES-SQ INCHES

PROVIDED EXIT WIDTH = 432 INCHES

NUMBER OF EXITS = 10

EXIT ACCESS TRAVEL DISTANCE = 200 FEET

REFER TO DESIGN CRITERIA FLOOR PLAN FOR OCCUPANCY AND EGRESS CALCULATIONS.



**CONSTRUCTION SET**

A New Theater Development for  
**B & B Theatres**  
Main Street Cinema 6  
1000 Main Street  
P.O. Box 1000  
Pittsford, NY 14534  
TEL: 315.784.1234 FAX: 315.784.1235  
WWW.BANDBTHEATRES.COM



DESIGN: PETER HAN  
PROJECT: Main Street Cinema 6  
SHEET NUMBER: **DC1**

2 Design Criteria Second Floor Plan (3005 s.f.)  
DC1



Our theatre location





11/07/2008



01/09/2009















B & B THEATRES MAIN STREET CINEMA 8  
HANNIBAL, MISSOURI





# Tickets & Treats





# Opening with Style!!!!



# Opening with Style!!!!



# Opening with Style!!!!



# Questions?

